



ఆంధ్రప్రదేశ్ రాజ పత్రము
THE ANDHRA PRADESH GAZETTE
PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.680

AMARAVATI, TUESDAY, SEPTEMBER 24, 2019

G.524

NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(H2)**

DRAFT VARIATION TO CHANGE OF LAND USE FROM TANK USE TO RESIDENTIAL USE AND DELETION OF 60'-0" WIDE MASTER PLAN ROAD IN R.S.NO.633 OF KOVVUR MUNICIPALITY TO AN EXTENT OF AC.4.36 CENTS

[Memo No.20021/43/H2/2018, Municipal Administration & Urban Development (H2) Department, 23rd September, 2019]

NOTIFICATION

The following draft variation to the Kovvur General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.579, MA., dated:06.11.1996 and proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

Notice is hereby given that the draft will be taken into consideration after the expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions received with respect there-to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Velagapudi.

DRAFT VARIATION

The site in R.S.No.633, Kovvur Municipality, West Godavari District to an extent of Ac.4.36 cents and the boundaries of which are shown in the schedule hereunder and which is earmarked for Tank use & 60'-0'' wide Master Plan Road in the General Town Planning Scheme (Master plan) of Kovvur Town sanctioned in G.O.Ms.No.579, MA., dated:06.11.1996 is now proposed to be designated for Residential use and Deletion of 60'-0'' wide Master Plan Road by variation of change of land use based on the Council Resolution No.848, dated:25.05.2018 as marked "A, B, C, D, E" (Residential use) in the revised part proposed land use map G.T.P.No.15/2019/R, available in the Municipal Office, Kovvur Town, **subject to the following conditions that;**

1. The applicant shall retain and hand over the site affected in proposed 40'-0'' wide MP road passing through the site on Eastern side of the site, to the local body through registered gift deed at free of cost.
2. The applicant shall hand over the site affected in widening of existing 15'-0'' wide road to 40'-0'' wide Master Plan road on Northern side and the portion of site affected in 60'-0'' wide road on South-West corner of the site, to the local body through registered gift deed at free of cost.
3. The applicant shall furnish L.C.C. issued by the competent authority while obtaining development permission.
4. The applicant shall obtain prior Technical Approval from the Competent Authority before commencement of any development activity in the site under reference.
5. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
6. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the proof of any title of the land.
9. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 15'-0'' wide CC road to be widened to 40'-0'' as per MP road.
East	:	Residential built-up area R.S.No.632.
South	:	Existing 60'-0'' wide road.
West	:	Vacant land R.S.No.596.

J. SYAMALA RAO
SECRETARY TO GOVERNMENT